

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE - NE/S Harford Rd. at Intersection w/Linwood Ave. (1920 Harford Road 9th Election District 6th Councilmanic District

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 93-136-XA

Fred C. Yoo, et ux Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Exception and Variance filed by the owners of the subject property, Fred C. and Soung O. Yoo, and the Contract Lessee, Daniel J. Shanahan. The Petitioners request a special exception to permit a car wash use on the subject property, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief from Section 419.2 of the B.C.Z.R. to permit 4 stacking/parking spaces to be located within service bays in lieu of the required 40 storage/stacking spaces, and from Section 232.A.4 of the B.C.Z.R. to permit an amenity open space ratio of 0.17 in lieu of the minimum required 0.20, as more particularly described on Petitioner's Exhibit 5, a site plan of the property.

Appearing on behalf of the Petitions were Soung O. Yoo, property owner, and Donald and JoAnne Shanahan, Contract Lessees. Also appearing on behalf of the Petitioners were Paul Lee, Professional Engineer, Tom Costantini, President of the Parkville Business Association, and Barry Asbury, a nearby property owner. Appearing as Protestants in the matter were Gerald and Elizabeth Selig, Angela Minton, Michael Amick, Robert Schaffer, President of the Parkville Community Association, and Glenn Ferenschak, President of Doublerock and Stemmers Watershed Preservation.

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Date 12/3/93
By [Signature]

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Testimony indicated that the subject property, known as 7920 Harford Road, consists of a gross area of 0.1362 acres, more or less, zoned B.L.-C.C.C. and is improved with an existing service garage. The Contract Lessee has operated a car care center from the subject location for the past two years in which he offers washing, waxing and interior detailing of automobiles. Mr. Shanahan testified that in addition to private individuals, his customers consist mainly of referrals from automobile dealerships. He testified that all service is performed by appointment only and no drive-ups are permitted. He further testified that the hours of operation for the car center are from 6:00 AM to approximately 4:00 PM, Monday through Saturday. Mr. Shanahan is desirous of constructing an addition to the existing building to provide two additional service bays. He testified that due to site constraints, there is not enough room to park vehicles awaiting service on the subject property. For most of the time that his service has been in operation, Mr. Shanahan has allowed employees and vehicles awaiting service to park on Linwood Avenue and Harford Road. This parking situation has caused considerable problems for the surrounding community. Linwood Avenue is simply too narrow a road for vehicles to be parked all day long. Also, many of the customers and/or employees would park their vehicles so as to block the driveways of the residents who live along Linwood Avenue. This testimony was brought out not only by Mr. Shanahan himself, but by the many neighbors and residents who appeared in opposition to the Petitioners' request.

Testimony indicated that Mr. Shanahan recently rectified the problem by leasing two parking lots in the vicinity. Those parking lots will be used for storing vehicles awaiting service and for employee parking. While it appears that this will correct the parking problem, the

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true test of whether the leased parking will serve its purpose remains to be seen. Mr. Shanahan was able to complete this arrangement just a few days prior to the hearing on this matter. Mr. Shanahan presented this Deputy Zoning Commissioner with letters from the owners of the parking lots in question giving him permission to use their lots for a monthly lease fee. While the letters show an intent on the part of the owners to lease their lots to Mr. Shanahan, they are not legally binding contracts. I informed Mr. Shanahan that as a condition of this Order, I would require copies of signed lease agreements which demonstrate a long-term parking commitment.

In further support of the relief requested, Mr. Shanahan testified that the two additional service bays are needed due to the growth of his business and a particular problem that he has been having with the Environmental Protection Agency (EPA). He stated that one service bay will be used exclusively for washing automobiles. The second service bay will enable Mr. Shanahan to clean and detail more cars per day which will not only meet the demands of his business but also help to pay for a separator system which the EPA has required Mr. Shanahan install. Testimony revealed that present site constraints require vehicles be washed outside the existing bays, causing water and soap to simply puddle on the parking lot or run out into Harford Road or on the sidewalk area along Harford Road. Most of this dirty water ends up in the storm drain system where it is then directed into a nearby stream. This, too, has caused a great deal of concern to the surrounding community who offered testimony that the stream has become polluted, some of which has been caused by the operation of the subject business. Mr. Shanahan testified that the EPA is aware of the outdoor washing of vehicles on the subject property and is prepared to

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shut down his business unless he is able to construct the proposed addition which will include a separator system. Contained within the floor of the addition will be a drainage system which will collect all of the water runoff from the car wash operation. This separator system will cost approximately \$17,000 and is designed to collect all wash water runoff and discharge all pollutants into the sewer system as opposed to the storm water system. The EPA mandates that this system be installed immediately or Mr. Shanahan will have to cease operating the car wash.

Testimony further revealed that Mr. Shanahan operates a very clean business at the subject location. Testimony indicated that this has not always been the case with this property. Testimony presented by both the Petitioners and the Protestants was that the subject property has been the site of a variety of uses over the years and that at times, the property has deteriorated to deplorable conditions. Mr. Asbury, a nearby resident of the area, testified that he often observed transients and vagrants living within the existing building on the property when the building was vacant. He also testified that he saw many rats and roaches living in and around the building when the building was vacant. Mr. Asbury further testified that the property was once used as a service station where automobile repair work took place. He stated that the property was very dirty and that there were many oil stains on the parking lot. Testimony indicated that the tenant at that time, would repair automobile engines which would create a great deal of noise when the proprietor would test and race the engines after servicing. Mr. Asbury testified that Mr. Shanahan's operation is a very nice and clean operation and that Mr. Shanahan has made substantial improvements to the property.

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Mr. Paul Lee, a registered professional engineer, testified on behalf of the Petitioner. Mr. Lee testified that Mr. Shanahan's operation is not a true car wash as that use is defined in the B.C.Z.R. Mr. Lee testified that Mr. Shanahan's operation is not a car wash where members of the public drive up, wait in line, and then wash their vehicles. This is more of a hybrid use in that all vehicles are cleaned by appointment only; there is no stacking or lining up of cars which are mechanically moved through a car washing system. As such, Mr. Shanahan feels that the stacking requirements imposed by the B.C.Z.R. are not applicable in this case and unnecessary. Those stacking requirements deal with automated car washes as described above. Further testimony revealed that the Petitioners fail to satisfy amenity open space (A.O.S.) requirements due to the fact that they are required to dedicate a 5-foot wide strip to Baltimore County for purposes of a right-of-way widening. Had the Petitioners not been required to dedicate this 5-foot wide strip, they would have satisfied the A.O.S. requirements. Mr. Lee further testified that the use proposed satisfies all of the requirements of a special exception and variance to be granted.

Mr. Tom Constantini testified on behalf of the Petitioner. Mr. Constantini is the President of the Parkville Business Association. He testified that he has been familiar with the subject property for the past 13 years and has seen the property in despicable and deplorable condition over that period of time. He testified that since Mr. Shanahan took over the property, his operation is one of the cleanest along Harford Road. He testified that the Parkville Business Association is very pleased that this property has been cleaned up and kept in good condition, despite the fact that Mr. Shanahan is not the owner of the property, but only a Les-

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see. Mr. Constantini testified that the present use of the property has resulted in an increase in surrounding property values and that both he and his business association fully support Mr. Shanahan and the relief requested.

Many residents of the surrounding community testified in opposition to the Petitioners' request. They offered testimony concerning parking problems that have existed due to there not being enough on-site parking for employees and vehicles awaiting service. This problem appears to have been resolved by virtue of the fact that Mr. Shanahan has leased two parking lots nearby to provide employee and customer parking. The residents also complained of wash water accumulating on the parking lot and on the streets and sidewalks around the property. This issue should be resolved by virtue of the installation of the proposed separator system in compliance of EPA guidelines and regulations.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-C.C.C. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 5 would have any adverse impact above and beyond that inherently associated with such a spe-

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cial exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

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After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special exception and variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of December, 1993 that the Petition for Special Exception to permit a car wash use on the subject property, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.) and variance relief from Section 419.2 of the B.C.Z.R. to permit 4 stacking/parking spaces to be located within service bays in lieu of the required 40 storage/stacking spaces, and from Section 232.A.4 of the B.C.Z.R. to permit an amenity open space ratio of 0.17 in lieu of the minimum required 0.20, in accordance with Petitioner's Exhibit 5, be and is hereby GRANTED, subject to the following restrictions:

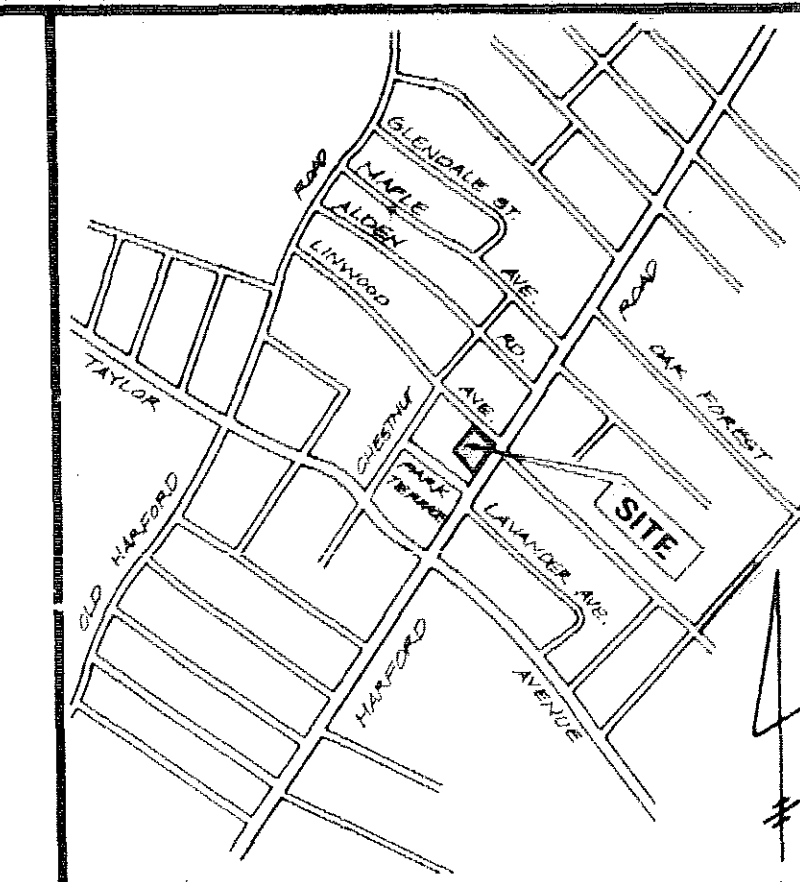
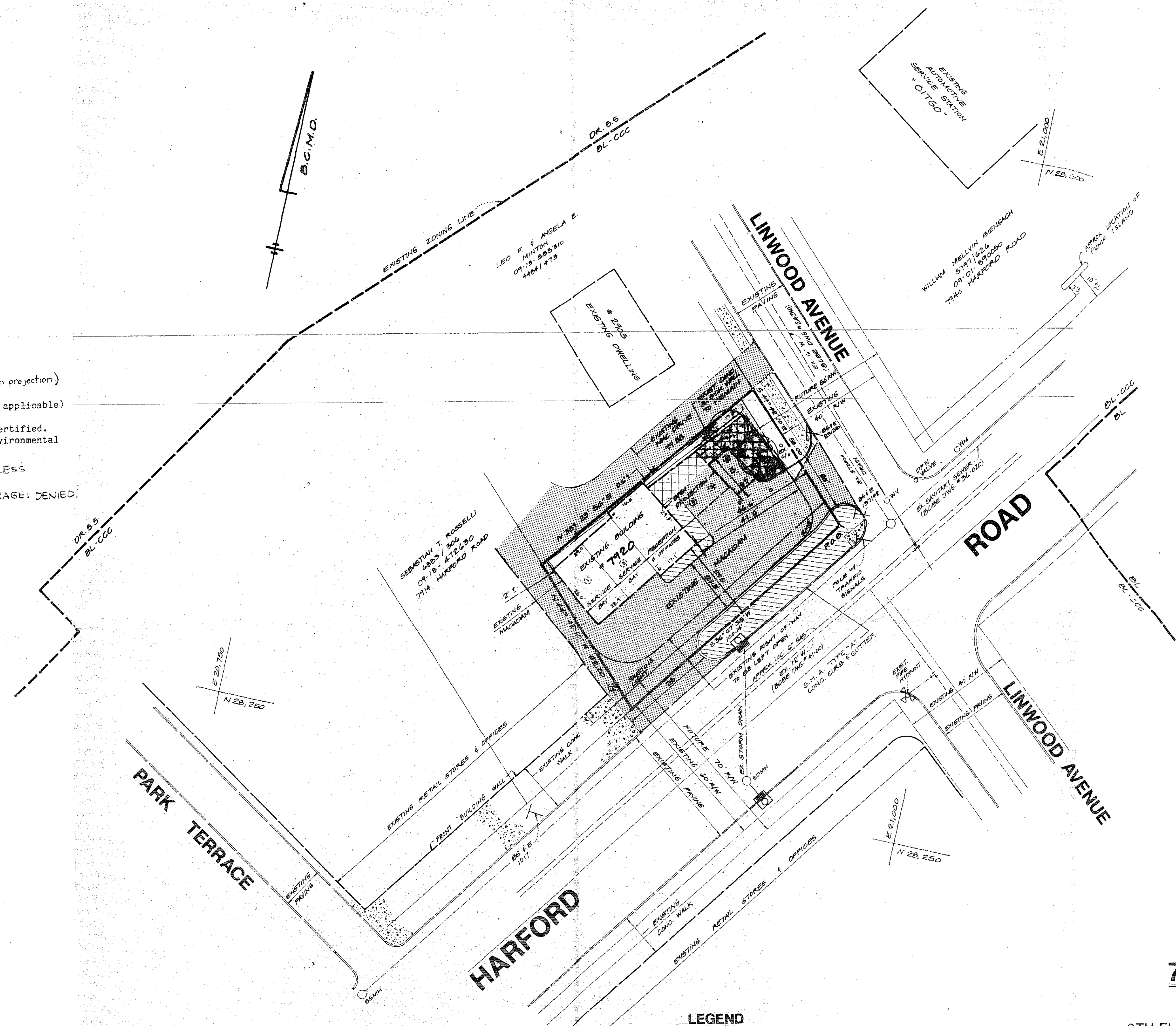
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is

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GENERAL NOTES:

1. Councilmanic District: 6
2. Owners: Fred Changhee Yoo and Soung O. Yoo
3. Deed Reference: S. M. 8560/651
4. Property Account No.: 09-07-411630
5. Existing Zoning of Site: BL-COC
6. Area Calculations:
Site Area: 5931 SF = 0.1362 Ac. ±
Highway Widening Area = 767 SF = 0.02 Ac. ±
Net Area of Site = 5164 SF = 0.11 Ac. ±
7. Floor Area Ratio (F.A.R.):
Maximum F.A.R. permitted = 4.0
F.A.R. proposed 1272.43 SF = 0.21
5931 SF
8. Amenity open space (A.O.S.):
Minimum A.O.S. ratio permitted = 0.2
A.O.S. ratio provided 471 SF = 0.33
1272.43 SF
9. Parking Tabulation:
Minimum parking spaces required = 3.3/1000 SF
Minimum parking spaces = 1.272 = 4 spaces
3.3
Number of parking spaces proposed = 5 spaces
(*Note: 4 spaces are included within the service bays & the open projection)
10. Signs shall be in accordance with Section 413.2 BCZR (413.5 as applicable)
11. The existing underground fuel tanks have been backfilled and certified. See reports on file with the Baltimore County Department of Environmental Protection and Resource Management.
12. ALL PARKING SHALL BE PAVED WITH A DURABLE & DUSTLESS SURFACE, AND BE PERMANENTLY STRIPED
13. PREVIOUS SPECIAL HEARINGS CASE TO PERMIT A SERVICE GARAGE: DENIED.



VICINITY MAP
(SCALE: 1" = 1000')

PLAT TO ACCOMPANY
PETITION FOR

SPECIAL EXCEPTION

AT

7920 HARFORD ROAD

9TH ELECTION DISTRICT
SCALE: 1" = 20'

BALTIMORE CO., MD
JULY 27, 1992

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by: MR
Drawn by: JGK,JDG
Checked by: JDG
Job Number: 92-92

James W. McKee Date
(Maryland Registered No. 9012)

REVISION

NO.	DATE	REVISION
1	10/15/92	REV. TO SHOW GENERAL NOTES
2	12/1/92	OPEN PROJECTION, REVISED
3	A.O.S. CALC.	

LEGEND

- EXISTING CONCRETE
- EXISTING MACADAM
- MACADAM TO BE REMOVED
- PROPOSED CONCRETE
- PROPOSED MAJOR DECIDUOUS
- AMENITY OPEN SPACE
- PARKING SPACE

93-136-X

GENERAL NOTES:

1. Councilmanic District: 6
2. Owners: Fred Changhee Yoo and Soung O. Yoo
3. Deed Reference: S. M. 8560/651
4. Property Account No.: 09-07-411630
5. Existing Zoning of Site: BL-CCC
6. Area Calculations:
Site Area: 5931 SF = 0.1362 Ac. ±
Highway Widening Area = 767 SF = 0.02 Ac. ±
Net Area of Site = 5164 SF = 0.11 Ac. ±
7. Floor Area Ratio (F.A.R.):
Maximum F.A.R. permitted = 4.0
F.A.R. proposed $\frac{2172.43 \text{ SF}}{5931 \text{ SF}} = 0.37$
8. Amenity open space (A.O.S.):
Minimum A.O.S. ratio required = 0.2
A.O.S. ratio provided $\frac{362.5 \text{ SF}}{2172.43 \text{ SF}} = 0.17$
9. Parking Tabulation:
Minimum parking spaces required = 40

Number of parking spaces proposed = 4 spaces
(*Note: 4 spaces are included within the service bays)
10. Signs shall be in accordance with Section 413.2 BCZR (413.5 as applicable)
11. The existing underground fuel tanks have been backfilled and certified.
See reports on file with the Baltimore County Department of Environmental Protection and Resource Management.
12. ALL PARKING SHALL BE PAVED WITH A DURABLE & DUSTLESS SURFACE, AND BE PERMANENTLY STRIPED
13. PREVIOUS SPECIAL HEARING CASE TO PERMIT A SERVICE GARAGE: DENIED
14. HOURS OF OPERATION: MONDAY THRU SATURDAY, 6AM - 4PM, BY APPOINTMENT ONLY.
15. NO VEHICLE REPAIRS SHALL BE CONDUCTED AT THIS SITE.

REQUESTED SPECIAL EXCEPTION

REQUESTING A SPECIAL EXCEPTION TO PERMIT A CAR WASH AS PER SECTION 230.13

REQUESTED ZONING VARIANCE

1. REQUESTING A VARIANCE FROM SECTION 419.2 TO PERMIT 4 STACKING/PARKING SPACES TO BE LOCATED IN SERVICE BAYS IN LIEU OF THE REQUIRED 40 STORAGE/STACKING SPACES.
2. REQUESTING A VARIANCE FROM SECTION 232A.4 TO PERMIT AN AMENITY OPEN SPACE RATIO OF 0.17 IN LIEU OF THE REQUIRED MINIMUM OF 0.20.

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

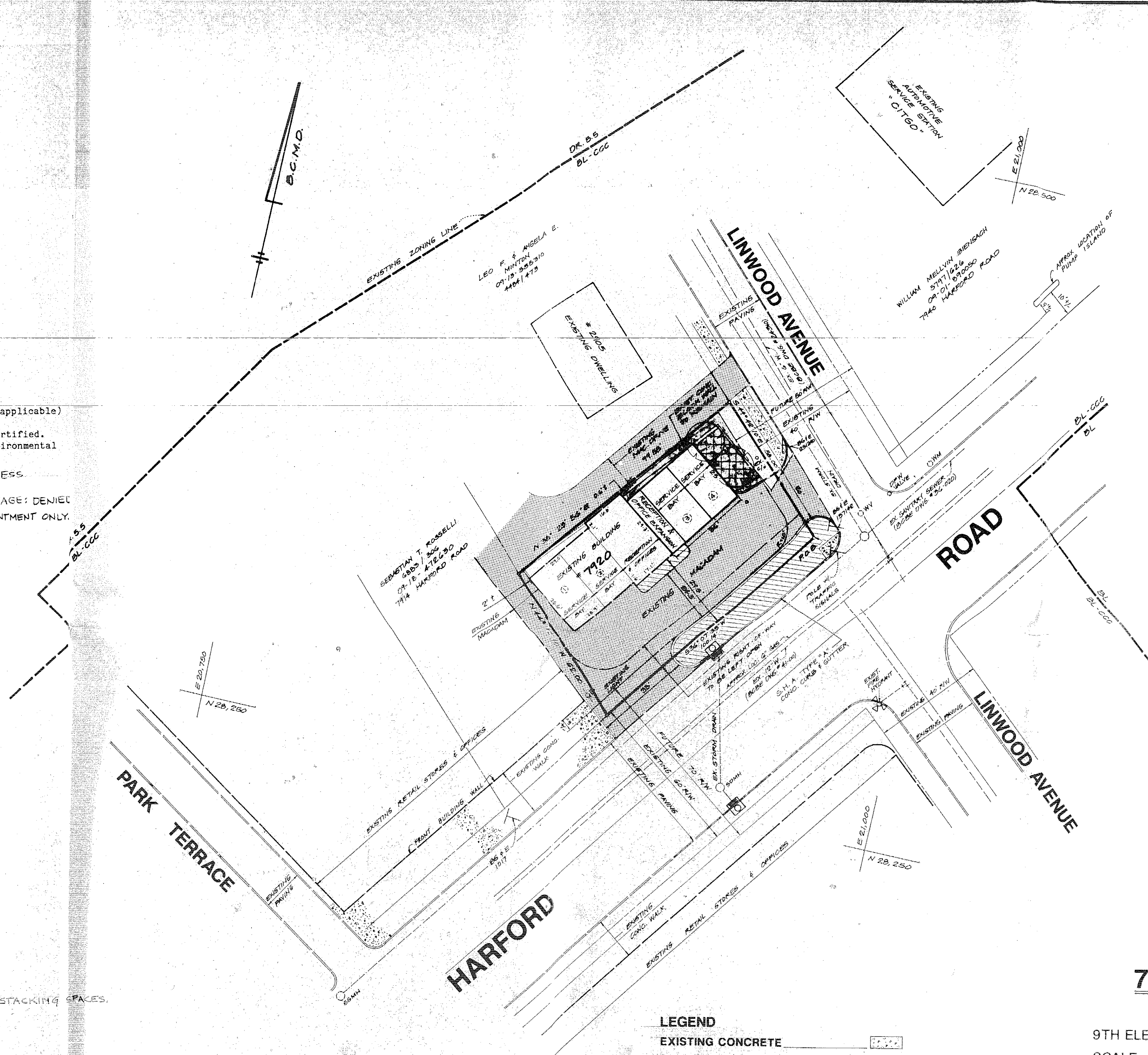
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Drawn by: JGK, JDG
Checked by: JDG
Job Number: 92-92

James W. McKee Date: 4/23/92
(Maryland Registered No. 9012)



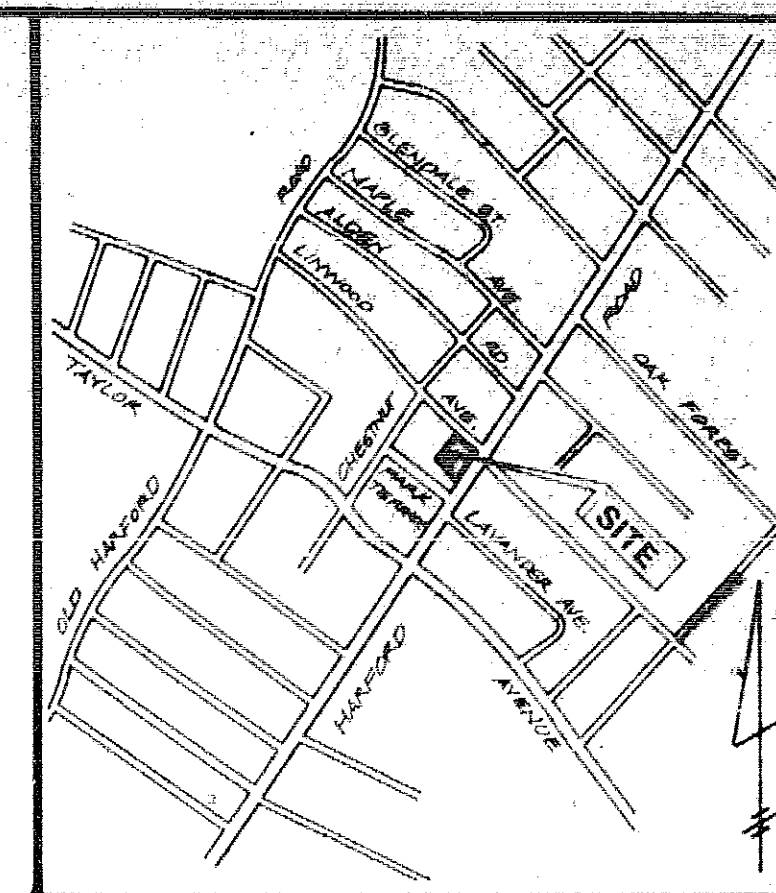
REVISION

10/6/92	REV. TO SHOW GENERAL NOTES
12/15/92	OPEN REQUESTION REVISED A.O.S. CASE
1/14/93	ADDED NOTES & PLS. EXPANSION
1/29/93	REVISED REQUESTED VARIANCES



LEGEND

EXISTING CONCRETE	[Pattern]
EXISTING MACADAM	[Pattern]
MACADAM TO BE REMOVED	[Pattern]
PROPOSED CONCRETE	[Pattern]
PROPOSED MAJOR DECIDUOUS	[Pattern]
AMENITY OPEN SPACE	[Pattern]
PARKING SPACE	[Pattern]



VICINITY MAP
(SCALE: 1" = 1000')

PLAT TO ACCOMPANY
PETITION FOR

SPECIAL EXCEPTION
AND ZONING VARIANCES

AT

7920 HARFORD ROAD

9TH ELECTION DISTRICT
SCALE: 1" = 20'

BALTIMORE CO., MD

JULY 27, 1992

REVISED 1/12/93

REVISED 4/23/92

**PETITIONER'S
EXHIBIT 5**

reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioners shall install the separator system in the wash bay to dispose of the wastewater generated by the car wash business.

3) No vehicles associated with the Petitioners' business, be they customers' or employees', shall be parked or stored along Harford Road or Linwood Avenue at any time.

4) The Petitioners shall provide off-site parking for the storage of those automobiles being serviced at the car wash and shall provide to the Zoning Enforcement Division of the Zoning Administration and Development Management (ZADM) office a copy of that parking agreement demonstrating that sufficient parking is available for the needs of this business.

5) The Petitioners shall be permitted to store one (1) vehicle in each service bay on the premises. In addition, the Petitioner may store no more than three (3) additional vehicles on the macadam surface in front of the service bays.

6) The proposed addition to the existing structure shall be no taller than the existing building.

7) There shall be no exterior washing or cleaning of vehicles.

8) The Petitioners are required to improve the site consistent with the Revitalization Plan for the Parkville Business District. The Petitioners shall cooperate and perform such improvements as required pursuant to that revitalization program.

9) The Petitioners shall provide a landscape buffer between the subject property and the adjoining property at 2905 Linwood Avenue which is owned by Mrs. Minton. A landscape plan shall be submitted for review and approval by Avery Harden, Landscape Architect for Baltimore County, prior to the issuance of any building permits.

10) The special exception and variance granted pursuant to this request shall exist for so long as Daniel J. Shanahan operates his business known as "Shanahan's Car Care" on the subject property. Should Mr. Shanahan relocate or discontinue the subject business, then the special exception and variance granted herein shall cease and terminate.

11) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204
December 3, 1993
(410) 887-4386
Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION & VARIANCE
NE/S Harford Road at its intersection with Linwood Avenue
(7920 Harford Road)
9th Election District - 6th Councilmanic District
Fred C. Yoo, et ux - Petitioners
Case No. 93-136-XA

Dear Mr. Borgerding:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Glenn Ferenschak
9300 Perglen Road, Baltimore, Md. 21236

Mr. Robert W. Schaffer
3020 Lavender Avenue, Baltimore, Md. 21234

Mr. & Mrs. Gerald A. Selig
2906 Linwood Avenue, Baltimore, Md. 21234

Ms. Angela Minton
2905 Linwood Avenue, Baltimore, Md. 21234

Mr. Michael Amick
2908 Linwood Avenue, Baltimore, Md. 21234

People's Counsel; File

Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 7920 Harford Rd., Baltimore Co., MD
which is presently zoned BL-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a car wash as per Section 230.13.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor: Daniel J. Shanahan (Type or Print Name) Signature 7920 Harford Road Baltimore, MD 21234 City State Zipcode	Legal Owner(s): Fred C. Yoo (Type or Print Name) Signature Soung O. Yoo (Type or Print Name) Signature Address City State Zipcode
Attorney for Petitioner: Francis X. Borgerding, Jr. (Type or Print Name) Signature 409 Washington Ave., Ste. 600 Towson, MD 21204 296-6820 City State Zipcode	City State Zipcode Name, Address and phone number of legal owner, contract purchaser or representative to be contacted. Francis X. Borgerding, Jr. 409 Washington Ave., Ste. 600 Towson, MD 21204 296-6820 City State Zipcode OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Responsible for Hearing The following date Next Two Months ALL OTHER DATE REVIEWED BY: DATE

Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 7920 Harford Rd., Baltimore Co., MD
which is presently zoned BL-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 230.2 to permit 4 stacking/parking spaces to be located in service bays in lieu of the required 40 storage/stacking spaces. 2) Requesting a variance from Section 232A.4 to permit an amenity open space ratio of 0.17 in lieu of the required minimum of 0.20.

- of the Zoning Regulations of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1. Shape and configuration of property; and
 2. Such other and further facts to be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor: Daniel J. Shanahan (Type or Print Name) Signature 7920 Harford Road Baltimore, MD 21234 City State Zipcode	Legal Owner(s): Fred C. Yoo (Type or Print Name) Signature Soung O. Yoo (Type or Print Name) Signature Address City State Zipcode
Attorney for Petitioner: Francis X. Borgerding, Jr. (Type or Print Name) Signature 409 Washington Ave., Suite 600 Towson, MD 21204 296-6820 City State Zipcode	City State Zipcode Name, Address and phone number of legal owner, contract purchaser or representative to be contacted. Francis X. Borgerding, Jr. 409 Washington Ave., Suite 600 Towson, MD 21204 296-6820 City State Zipcode OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Responsible for Hearing The following date Next Two Months ALL OTHER DATE REVIEWED BY: DATE

ZONING DESCRIPTION
7920 HARFORD ROAD
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point situated at the intersection of the western most right-of-way line of Harford Road, being 60 feet wide, and the southern most right-of-way line of Linwood Avenue, being 40 feet wide, thence leaving said point and running with and binding on the westernmost right-of-way line of Harford Road South 36° 07' 35" West 100.14 feet to a point; thence leaving said right-of-way line and running North 44° 42' 10" West 62.00 feet to a point; thence North 38° 23' 56" East 99.58 feet to a point being situated on the southernmost right-of-way line of Linwood Avenue; thence running with and binding on said right-of-way line South 44° 42' 10" East 58.00 feet to the point of beginning. Containing 5,931 square feet or 0.1362 acres of land, more or less. Being known as 7920 Harford Road.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 11/17/92
Posted for: Special Exception
Petitioner: Fred C. Yoo & Soung O. Yoo - Daniel J. Shanahan
Location of property: NE/S Harford Rd. at Linwood Ave.
Location of Signs: Along roadways on property of Baltimore
Remarks: *Matthew*
Posted by: *Matthew* Date of return: 11/24/92
Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 11/17/92
Posted for: Special Exception
Petitioner: Fred C. Yoo & Soung O. Yoo - Daniel J. Shanahan
Location of property: 7920 Harford Rd. at Linwood Ave.
Location of Signs: Along roadways on property of Baltimore
Remarks: *Matthew*
Posted by: *Matthew* Date of return: 11/24/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/5, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/5, 1992

THE JEFFERSONIAN,

S. Zeke Orlem
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/24, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/24, 1992

THE JEFFERSONIAN,

S. Zeke Orlem
Publisher

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 28, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, Senior Engineer
Development Plan Review

RE: Zoning Advisory Committee Meeting
for June 28, 1993
Item No. 138

The Development Plan Review Section has reviewed the subject zoning item. This site should comply with the Landscape Manual to the extent possible. Protection, i.e., buffering, should be provided for the adjacent residence.

Why is the area designated as "proposed concrete" being paved over? This could be a useful landscape area. Landscaping may also be provided in the rights-of-way.

RWB:DAK:ls

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: July 2, 1993

SUBJECT: 7920 Harford Road

INFORMATION:

Item Number: 138 13-136-XA

Petitioner: Fred C. Yoo

Property Size:

Zoning: BE-CCC

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

1. All washing and cleaning of automobiles should be conducted in an enclosed service bay and no wash water should be permitted to drain onto public sidewalks and streets.
2. Since the proposed use abuts an existing dwelling, consideration should be given to requiring the business to be closed at night (e.g., from 10:00 p.m. to 7:00 a.m.).
3. All of the four proposed on-site parking spaces are located in service bays. Where will employees park? Also, where will parking be provided for automobiles waiting to be washed? The petitioner should demonstrate to the satisfaction of the Zoning Commissioner that adequate arrangements have been made, and will continue in the future, for employee parking and the parking of waiting automobiles. Otherwise, the proposed addition should be denied.
4. Because the property is located in the Parkville Revitalization Area, the appearance of the property is especially important. The existing building should be architecturally consistent. Also, no portable signs and no outdoor advertising signs should be permitted.

Prepared by: *Jeffrey W. Long*

Division Chief: *Caryl L. Verno*

PK/JL:lw
138.ZAC/ZAC1

Pg. 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Date: June 28, 1993

FROM: Captain Jerry Pfeifer - Fire Dept.

SUBJECT: June 28, 1993 Meeting

- Revised #138- Building shall be in compliance with the 1991 Life Safety Code.
- #441 - No comments
 - #442 - Standpipes in accordance with NFPA 303 are required where a hose lay from fire apparatus to the end of a pier exceeds 150'.
 - #443 - No comments
 - #444 - No comments
 - #445 - Building shall comply with the 1991 Life Safety Code and shall be equipped with smoke detectors in accordance with State Law.
 - #446 - No comments
 - #447 - No comments
 - #448 - No comments
 - #449 - No comments

CPS-008

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco DATE: November 2, 1993
Deputy Zoning Commissioner

FROM: James H. Thompson
Zoning Enforcement Coordinator

RE: Case No. 93-136-XA
7920 Harford Road
9th Election District

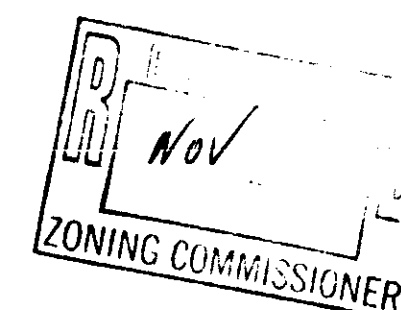
Please review the attached inter-office correspondence from Councilman William A. Howard, IV pertaining to Shanahan's Custom Car Center operation.

When you do render a written decision, please forward a copy of that order to him and our office.

JHT/hek

Attachment

C: Councilman William A. Howard, IV



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Enforcement and Development Management

FROM: William A. Howard, IV
Councilman, Sixth District

SUBJ: Carwash-Linwood Avenue

DATE: October 19, 1993

I was recently contacted by a constituent regarding the operation of a carwash at the old Gulf station on the corner of Harford Road and Linwood Avenue.

This operation is causing problems for the residents in the area. All the water cascades on the sidewalks which is assisting in their rapid deterioration. In addition, the operators of the carwash park cars on the sidewalk, forcing the many elderly residents to walk in the streets.

I would appreciate if your office could investigate this situation to determine if they are operating within the law. I look forward to your usual quick response.

WAH:clh

RECEIVED
OCT 21 1993

ZADM

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
AND VARIANCE
NE/S Harford Rd. at S/S Linwood : OF BALTIMORE COUNTY
Ave. (7920 Harford Rd.),
9th Election District : Case No. 93-136-XA
6th Councilmanic District :

FRED C. YOO, et ux, Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

RECEIVED

JUN 29 1993

ZADM

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carol S. Demillo
Carol S. Demillo
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 29th day of June, 1993, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Jr., Esquire, 409 Washington Ave., Suite 600, Towson, MD 21204, Attorney for Petitioner; & Daniel J. Shanahan, 7920 Harford Rd., Baltimore, MD 21234, Contract Purchaser/Lessee.

Peter Max Zimmerman
Peter Max Zimmerman



Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt DATE: October 21, 1992
Zoning Commissioner

FROM: James H. Thompson - TLF
Zoning Enforcement Coordinator

SUBJECT: ITEM NO.: 138
PETITIONER: Fred C. Yoo, et ux

VIOLATION CASE: # C92-2384

LOCATION OF VIOLATION: 7920 Harford Road
Baltimore, Maryland 21234

DEFENDANT: Fred Chaghee & Soung O. Yoo - Owner
3615 Stanbury Mitt Road
Phoenix, Maryland 21131

Daniel J. Shanahan - Occupant
c/o Shanahan's Custom Car Center, Inc.
7920 Harford Road
Baltimore, Maryland 21234

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS
N/A N/A

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

JHT/TLF/cer

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 138

Petitioner: *Shanahan's Custom Car Center, Inc.*

Location: *7920 Harford Road, Baltimore, MD 21234*

PLEASE FORWARD ADVERTISING BILL TO:

NAME: *Shanahan's Custom Car Center, Inc. c/o Francis X. Borgerding, Jr.*

ADDRESS: *409 Washington Ave Suite 600*
Towson, Md 21204

PHONE NUMBER: *(410) 296-6820*

AJ:ogs

(Revised 04/09/93)

BALTIMORE COUNTY
DEPARTMENT OF ECONOMIC DEVELOPMENT
INTER-OFFICE MEMORANDUM

TO: Larry Schmidt, Zoning Commissioner
FROM: Carol Carpenter, Business Retention Representative
RE: Request for Special Exception Zoning by
Shanahan's Custom Car Care
Case # 91-307SPH2, Item # 138
DATE: July 13, 1993

In anticipation of the zoning hearing concerning the accepted use of Shanahan's Car Care at its present location, it is important to note that Daniel Shanahan, the owner of the business, has been working closely on this matter with the Parkville Business Association, as well as our office and the Office of Planning.

The local business association has pledged its support for Shanahan's Car Care as a detailing shop at its present location, stating that the business fills a long-time vacant property with a profitable and well-maintained operation. They believe that Mr. Shanahan has done his utmost to care for the facade of the property, and has made substantial capital improvements in this area. Mr. Shanahan has pledged to promptly address all environmental issues involving the water drainage on the property pending approval of the county's zoning hearing.

We look forward to a long and profitable relationship with this business in the Parkville commercial revitalization district.

C. Jim McKinney, Executive Office

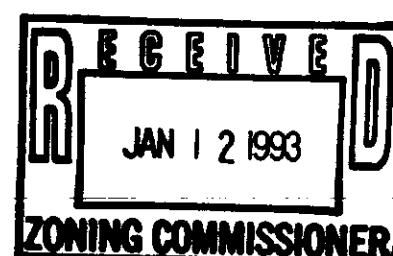


SENATE OF MARYLAND
MEMORANDUM

TO: Mr. Lawrence E. Schmidt
FROM: Daniel J. Shanahan
DATE: Jan. 8, 1993
SUBJECT: Zoning - Shanahan's

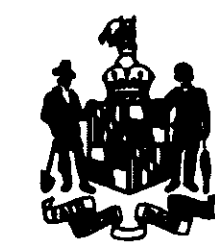
Enclosed is a corrected copy of the letter we sent to you on Nov. 18 concerning Shanahan's Custom Car Care. The correction is in the next to last paragraph. The 400 signatures were collected from the Parkville Community, not the Parkville Community Association.

93-136-X
file
JES 11/1/93



MGA 28

COMMITTEES
FINANCE
EXECUTIVE NOMINATIONS
BALTIMORE COUNTY SENATE DELEGATION
CHAIRMAN
RULES COMMITTEE
ETHICS COMMITTEE
CO-CHAIRMAN, WORKER'S COMPENSATION
BENEFIT AND INSURANCE OVERSIGHT



SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401-1991

THOMAS L. BROWNE
8TH LEGISLATIVE DISTRICT
BALTIMORE COUNTY
ANNAPOLIS OFFICE BUILDING
JAMES SENATE OFFICE BUILDING
ROOM 218
ANNAPOLIS, MARYLAND 21401-1991
(410) 841-3820
DISTRICT OFFICE TELEPHONE:
(410) 841-3820

November 18, 1992

Mr. Lawrence E. Schmidt, Commissioner
Zoning Commissioner's Office
400 Washington Avenue
Towson, MD 21204

Dear Mr. Schmidt:

I am writing concerning Shanahan's Custom Car Care which has been in business at 7920 Harford Road in Parkville for the past year and a half. This business specializes in washing, waxing and detailing cars.

On December 1 there will be a hearing to grant a special exception for a variance in order for Danny Shanahan to wash and wax cars and to add two additional bays to his present facility. One of these bays will be a wash bay with a separator system that channels water into a sanitary drain, a regulation now required by the EPA, while the other bay will handle increased business.

Danny has lived in Parkville all his life and has been a lifelong friend of mine. Several years ago Danny purchased the vacant building which was an eyesore to the community and rebuilt it, turning it into a viable, growing business. He also has a strong commitment to the community, employing 6 to 10 Parkville residents. He also allows the Girl Scouts and other area teams to hold car washes on his property in order to raise funds for their organizations.

When Danny decided to expand his business, he approached the community and received 400 signatures from the Parkville Community, as well as a letter of support from the Parkville Businessmen's Association.

I too strongly support Danny's expansion plans. We don't want a man who is truly committed to his employees and the community to leave and move elsewhere. It would be a great loss for Parkville.

Sincerely,

Thomas L. Browne
State Senator

TLB:ed

Page 1 of 2

Microfilm with:
Zoning Case No. 93-136-X
and Bldg. Permit #B-188851

LEASE AGREEMENT

This Lease Agreement is entered into this 1st day of March, 1994, by and between Jerry Dotterweich, Lessor, and Daniel J. Shanahan, Shanahan's Custom Car Care, Inc., Lessee.

It is agreed that the Lessor has a month to month lease with the owner of said parking lot, Ethel Chertkof Posnick, and has been utilizing that lot since Jan., 1993. The Lessor, Mr. Dotterweich has sole occupancy of said lot, parking only his business and personal vehicles. The lot is located one block East of Harford Road and one block North of Linwood Ave. Said lot occupies 34,000 sq. ft. and supplies 92 certified parking spaces. The Lessor utilizes 20 spaces leaving 72 open spaces. The Lessee is required to provide 33 parking spaces, therefore, ample spaces are available.

The Lessor agrees to sub-lease these remaining 72 open parking spaces to the Lessee for an agreed upon price to be decided at a later date.

In the event that the owner evicts the Lessor, the Lessee will be given 30 days to vacate said premises.

Witnessed this 9th
day of March 1994
Jerry Dotterweich
Lessor

Jerry Dotterweich - Lessor
Daniel J. Shanahan - Lessee

03/01/1994 15:45 410-465714

PARKVILLE POSTAL

PAGE 01

To: Mr. Jim McKinney

In the unlikely event that the owner evicts Mr. Dotterweich, both Mr. Dotterweich and Mr. Shanahan presently have other options as to Shanahan's Custom Car Care, Inc. can meet all parking requirements to satisfy zoning. Said lot is much more convenient and practical.

Mr. Shanahan is presently utilizing this lot for over one year with no problems or complaints from Mr. Dotterweich's permission. Mr. Dotterweich has been given sole occupancy of this lot and no others, with the exception of Shanahan's Custom Car Care, Inc., are allowed to utilize the lot in question and is secured each night.

IN THE EVENT THAT THE ABOVE LEASE AGREEMENT EXPIRES, DANIEL J. SHANAHAN WILL NOTIFY THIS OFFICE WITHIN 30 DAYS AND SUBMIT A COPY OF A NEW LEASE AND SITE PLAN SHOWING THE NEW LOT LOCATION AND AVAILABILITY OF SPACES LEASED.

Daniel J. Shanahan

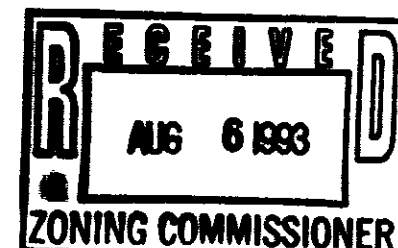
LEASE AGREEMENT
7-29-93

I, Jerry Dotterweich, have agreed to allow Daniel J. Shanahan, Owner, Shanahan's Car Care, Inc., to lease my parking lot for a period of five (5) years, or as long as Mr. Dotterweich is leasing the aforementioned lot, for the sum of \$250.00 per month. The parking lot is located East of Harford Road and North of Linwood Avenue.

This lease will again be re-negotiated in five (5) years.

Witnessed this
JUL 29 1993
Jerry Dotterweich
Lessor

Jerry Dotterweich
Daniel J. Shanahan



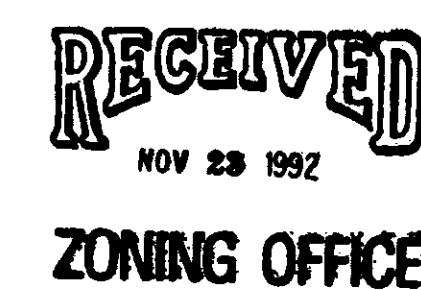
DINENNA AND BRESCHI
ATTORNEYS AT LAW

GEORGE A. BRESCHI
FRANCIS X. BORGARDING, JR.
ROBERT A. BRESCHI
BALTIMORE COUNTY SENATE DELEGATION
COLUMBIA MAR

MERCANTILE BLDG. - SUITE 600
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 286-0880
FAX (410) 286-0884

November 23, 1992

Arnold Jablon
Director
Zoning Administration and Development
Management
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204



RE: Case No.: 93-136-X
(Item 138)
Legal Owner: Fred C. Yoo and
Soung Yoo
Contract Purchaser: Daniel J.
Shanahan
Hearing Date: December 1, 1992 @
2:00 P.M. Room 118 - Old
Courthouse

Dear Mr. Jablon:

Our firm was recently retained to represent the interests of Daniel J. Shanahan in relation to the above-referenced zoning petition and hearing. This correspondence is being written on behalf of my client to request postponement of the above-referenced hearing.

The reason for the request for postponement is that after review of the petition filed by my client in proper person it has become evident that my client incorrectly petitioned the zoning commissioner for special exception for a service garage. The desired use for the property is a car wash and accordingly a special exception for a car wash should have been requested. This incorrect filing is especially significant in light of the fact that a special exception for a service garage on the property at issue was denied last year in case number 91-307 SPH2. There was community opposition to the placement of a service garage on the property at that time and I would anticipate community opposition to the same at this time.

In light of the above, I am requesting that the above-referenced hearing be postponed in order that an amended petition may be filed and the property be reposted in accordance with the amended petition.

DINENNA AND BRESCHI
ATTORNEYS AT LAW

Arnold Jablon
Page 2
November 23, 1992

In addition, I believe that the plat accompanying my client's zoning petition may have to also be amended and a postponement of the above-referenced hearing would allow time for this also to be accomplished. I have asked my client to notify all adjacent property owners or anyone else he knows to be interested in the above-referenced petition of this request for postponement.

Thank you very much for your cooperation in this matter.

Very truly yours,

Francis X. Borgarding, Jr.

FXBjr:bjk
cc: Mr. Daniel J. Shanahan

DINENNA AND BRESCHI
ATTORNEYS AT LAW

GEORGE A. BRESCHI
FRANCIS X. BORGERDING, JR.
ROBERT A. BRESCHI
FALSO MEMBER OF DISTRICT OF COLUMBIA BAR

MERCANTILE BLDG. - SUITE 800
600 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 506-8880
FAX (410) 506-8884

B. ERIC DINENNA
(1988-1991)
OF COUNSEL
JENKINS & AWALT

August 5, 1993

Timothy Kotroco, Esquire
Deputy Zoning Commissioner
for Baltimore County
Court House
Towson, Maryland 21204

RE: Case No.: 93-136-XA
(Item 138)
7920 Harford Road
Legal Owner: Fred C. Yoo
Contract Purchaser: Daniel J. Shanahan

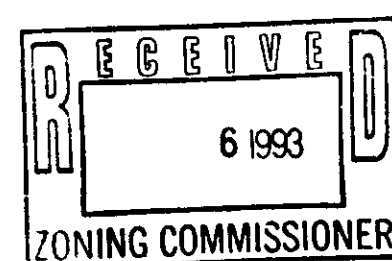
Dear Mr. Kotroco:

Enclosed pursuant to your request please find a lease agreement for a term of five years executed between Daniel J. Shanahan and Jerry Dotterweich. If you have any questions or comments in regard to the enclosed, please feel free to contact me.

Very truly yours,

FRANCIS X. BORGERDING, JR.

FXBjr:bjk
Enclosure
cc: Mr. Daniel Shanahan



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Clyde J. Selig	2206 Linwood Ave.
Angela S. Minton	2705 Linwood Ave.
Michael Amick	2708 Linwood Ave. Balt. MD 21234
Gerald A. Selig	2706 Linwood Ave. Balt. MD 21234
ROBERT W. SCHAFER	3020 LAVENDER AVE BALTO. MD 21234
	2700 Park Rd. Balt. MD 21234

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Barry Asbury	307 W. Jones Ave.
John Shanahan	4301 Shady Rd.
Spring PK Yoo	3615 Stansbury Mill Rd.
LOAN COSTANTINI	9326 SHADYCREST WAY 21234
Barry Asbury	80410922, Parkville, Md 21234

1/28/93
Spoke of Frank Borgerding

He will set up appointment
with J.L. & file grounds
Not 1 Petition within the
coming week.

Printed with Soybean Ink
on Recycled Paper

* No more exterior washing at all outside
List of things to do:

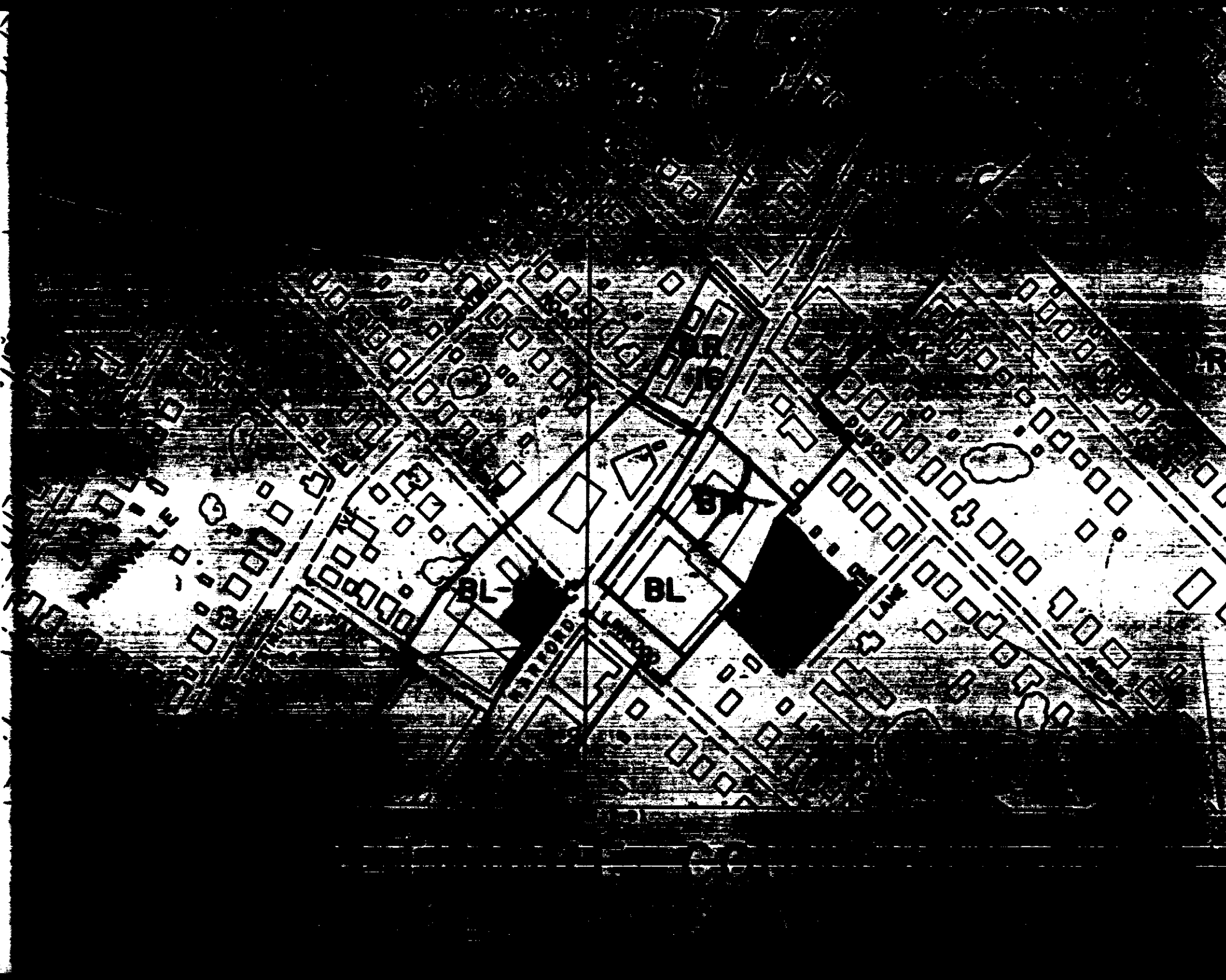
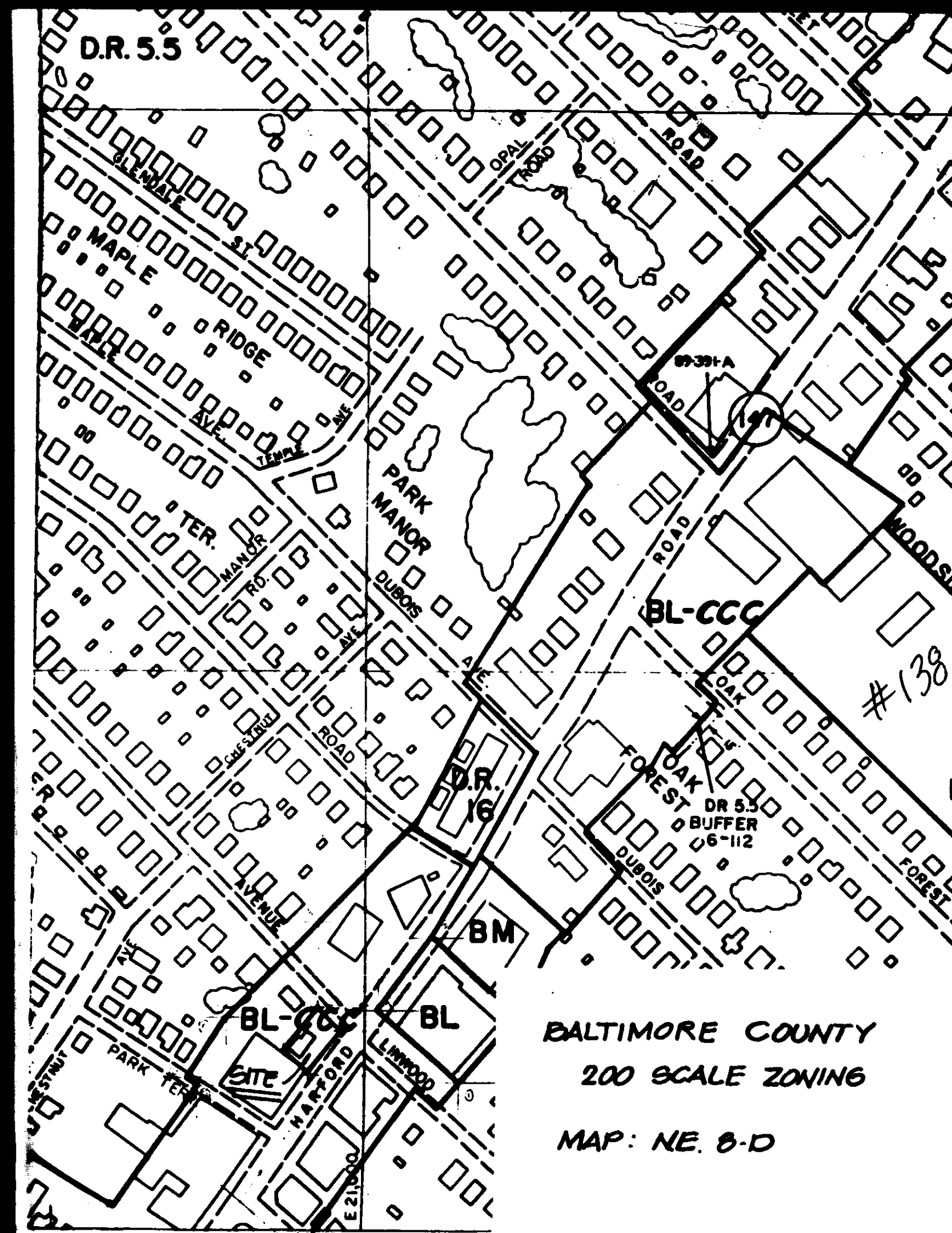
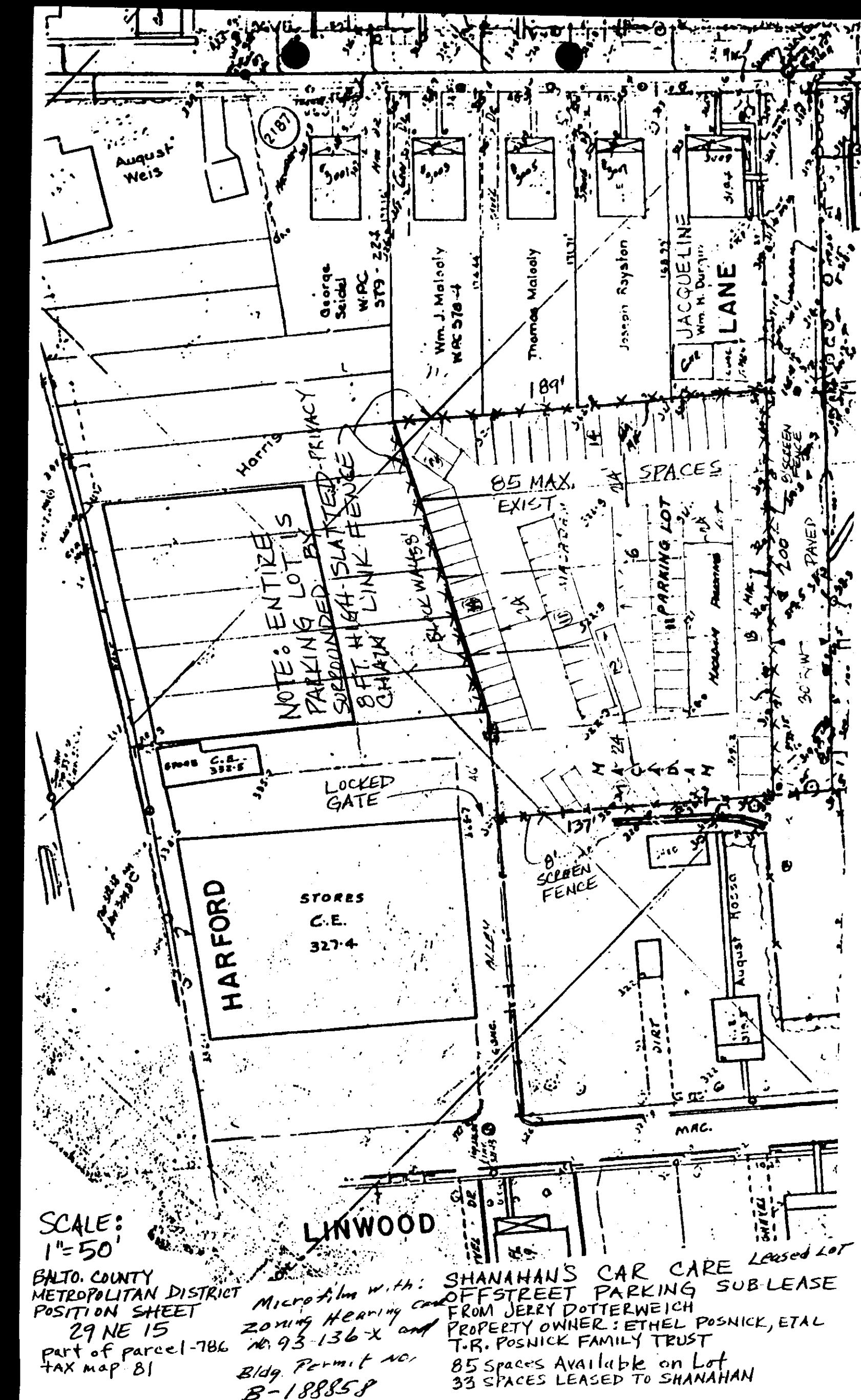
Mrs. Minton - 69 yrs - lived there
- her value will be driven down
- don't want open space reduced
- too much commercialization - they don't want bays
Parkville is too commercialized
Barry Asbury
- landscaping buffer

Paul Lee

Minton's prop. is zoned BL-CCC

- 230.13 - This is not a true Car Wash situation
This is a unique hybrid situation
Stacking down & up to this situation

* I should make a Finding that the Stacking
Requirements are necessary



Dear Dan,

As per our conversation I am willing to rent the parking lot located behind the buildings on the East side of Harford Rd. to you and your business, Shanahan's Custom Car Care, for as long a period as you see necessary. Or as long as you are conducting business at 7920 Harford Rd. I am asking a \$100.00 deposit to be paid on 15 July 93 and \$100.00 on the 10th of each consecutive month for the duration of this contract. I also expect you to assist me in keeping this lot as clean as possible. There are enough spaces for approximately 30 cars. I will be utilizing 5 of those spots.

Thank you for your anticipated cooperation.

Bill Bissell

PETITIONER'S
EXHIBIT 2A

DEAR MR. SHANAHAN,

AFTER CONSIDERING YOUR REQUEST TO USE THE PARKING LOT LOCATED ON THE NORTH EAST SIDE OF LINWOOD AVE. AND BEHIND THE 8000 BLK. OF HARFORD RD. I AM WILLING TO LET YOU UTILIZE 30 OF THE 60 SPACES THAT THE LOT CONSIST OF. I AM REQUESTING \$250.00 A MONTH AND WOULD LIKE YOU TO WASH MY SMALL TRUCKS ON AN AS NEEDED BASIS. I WILL CONTACT YOU AT A LATER DATE IN REFERENCE TO THIS.

YOU MAY BEGIN PARKING VEHICLES ON THIS LOT ON 1 AUGUST 93.

IF YOU HAVE ANY FURTHER QUESTIONS PLEASE CONTACT ME.

SINCERELY,
JERRY- JERRY D'S
Daniel B. Dotterweich

PETITIONER'S
EXHIBIT 2B

PROTESTANTS
EXHIBIT NO. 3

We the undersigned residents of Parkville are in opposition to zoning request case # 93-136-XA for the reasons indicated below:

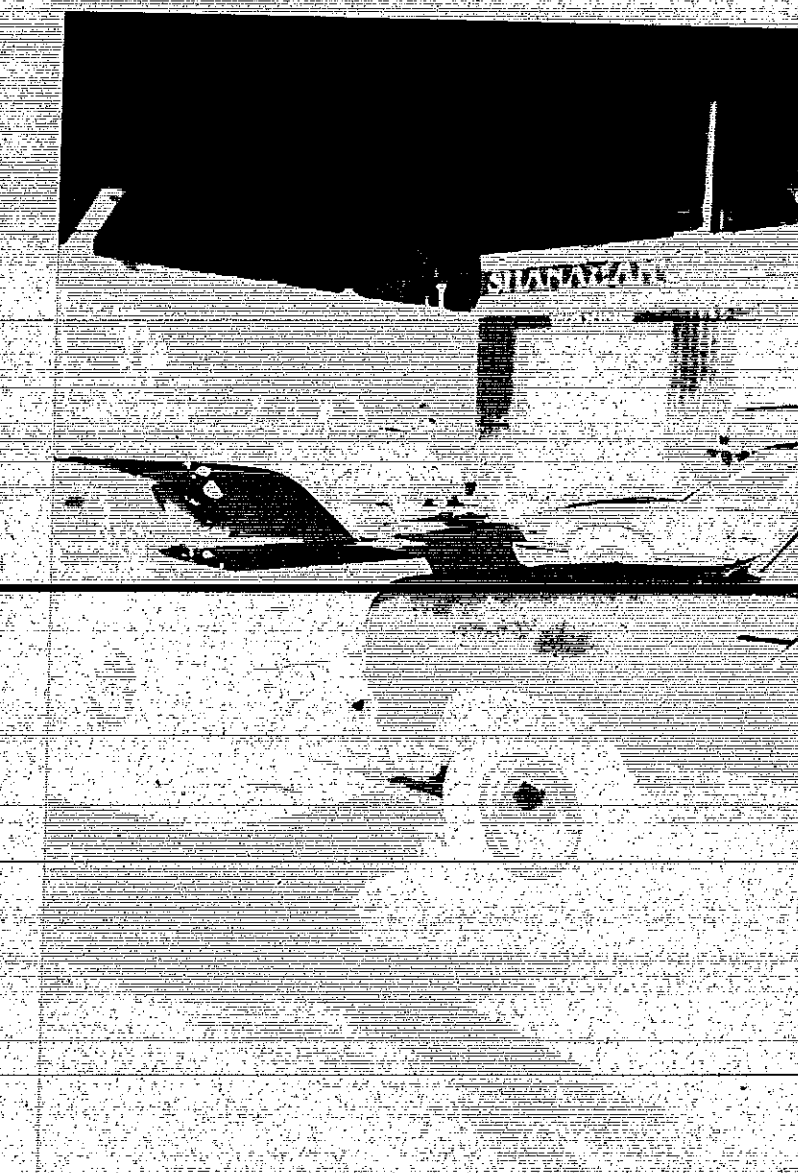
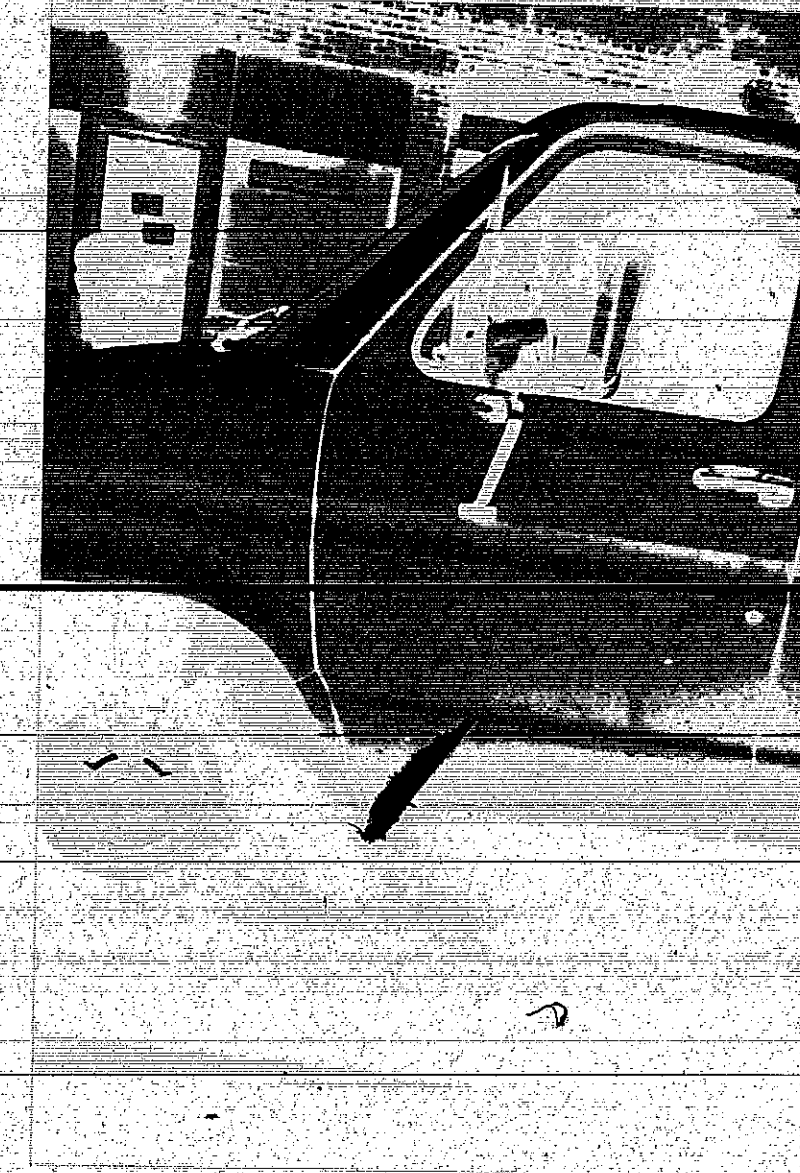
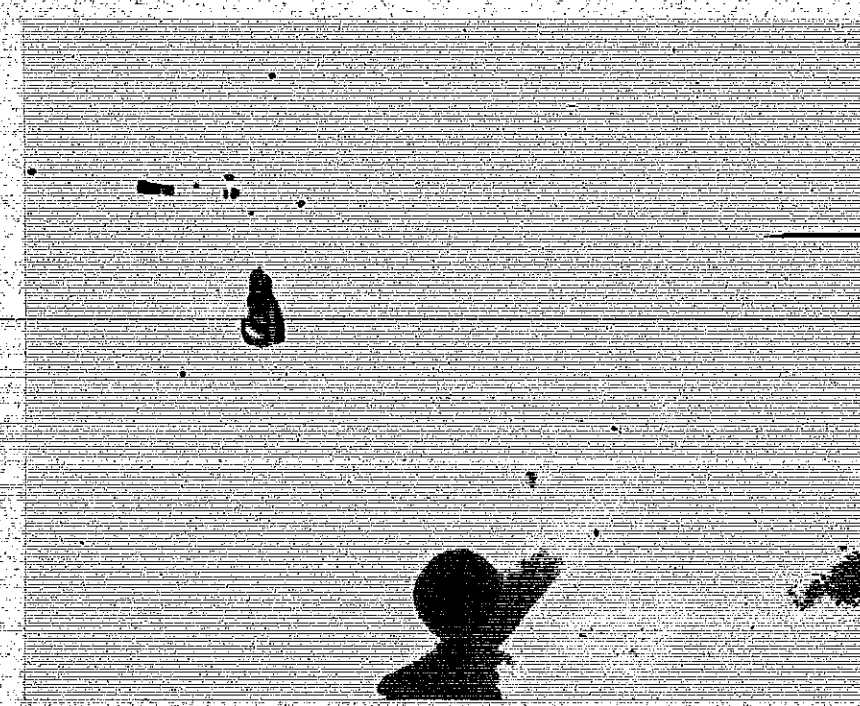
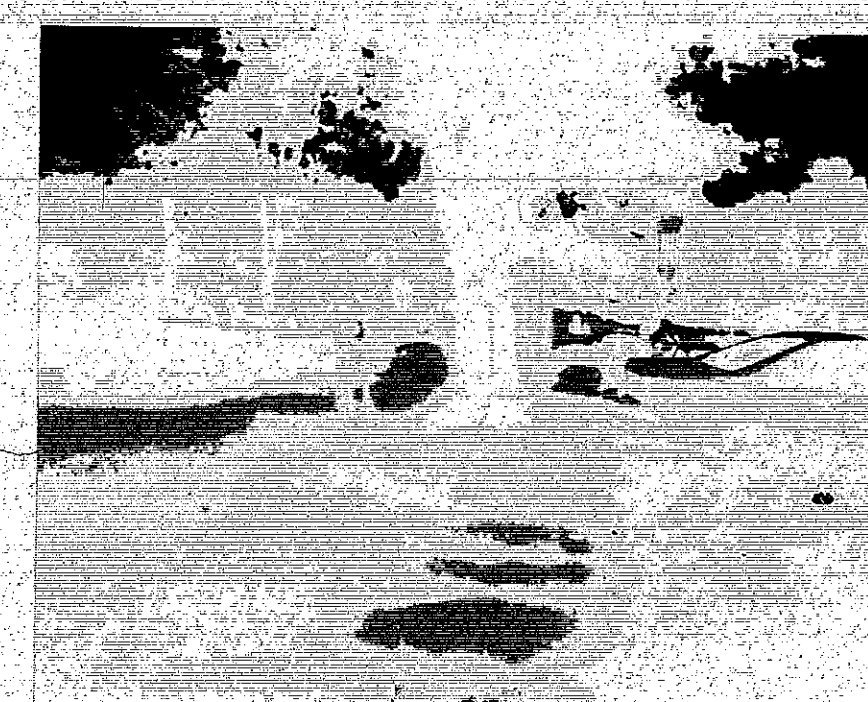
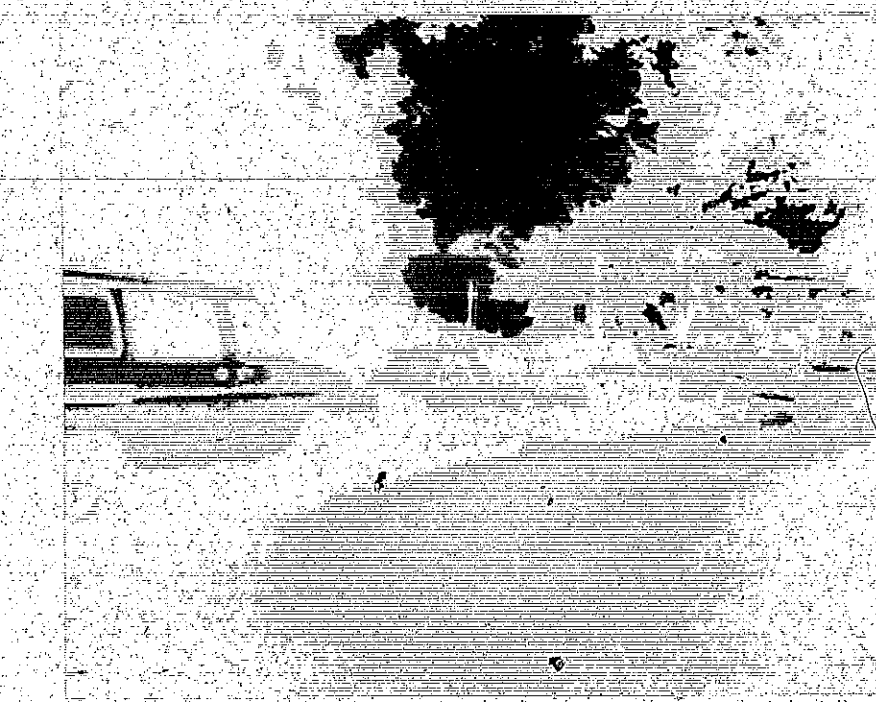
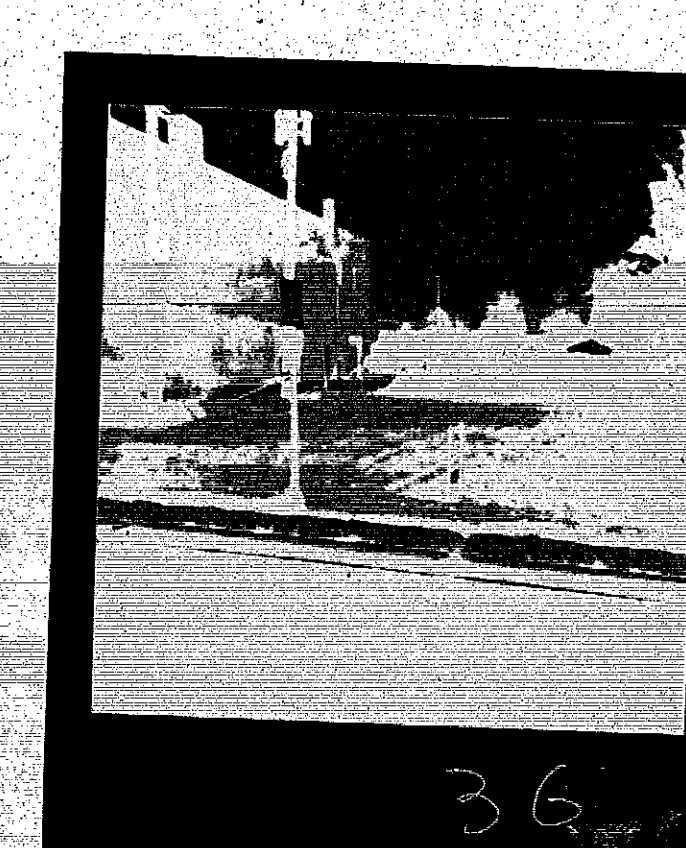
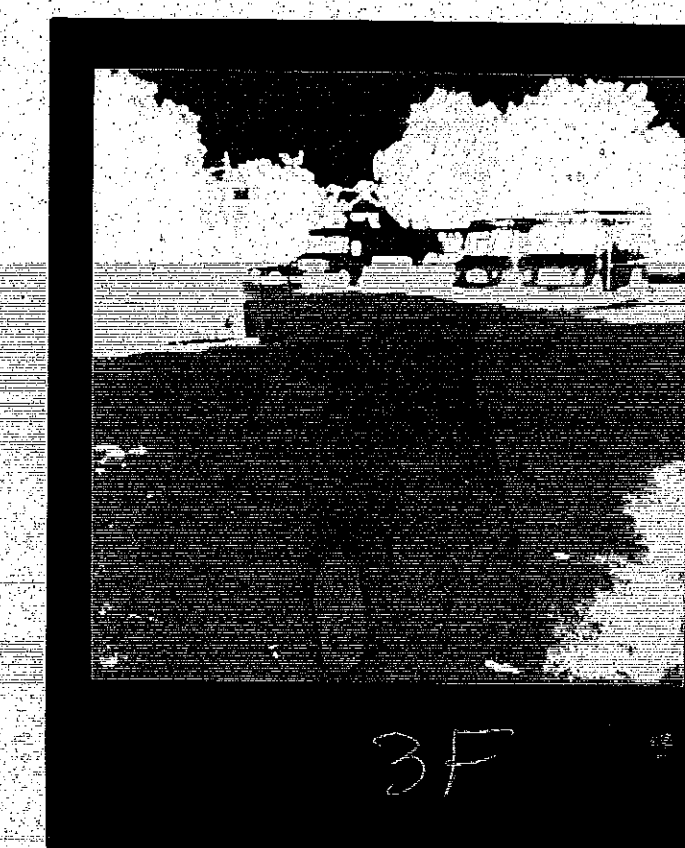
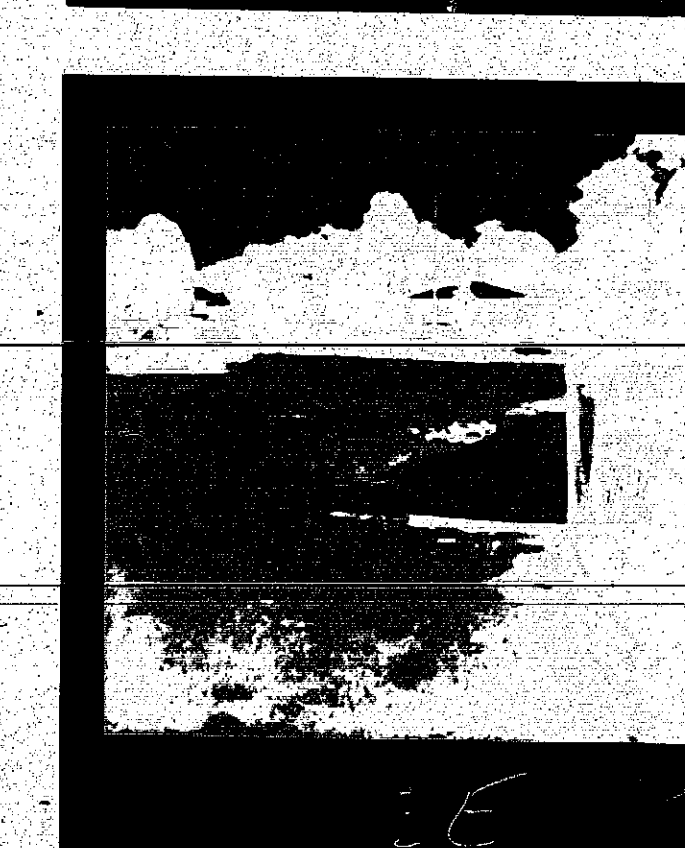
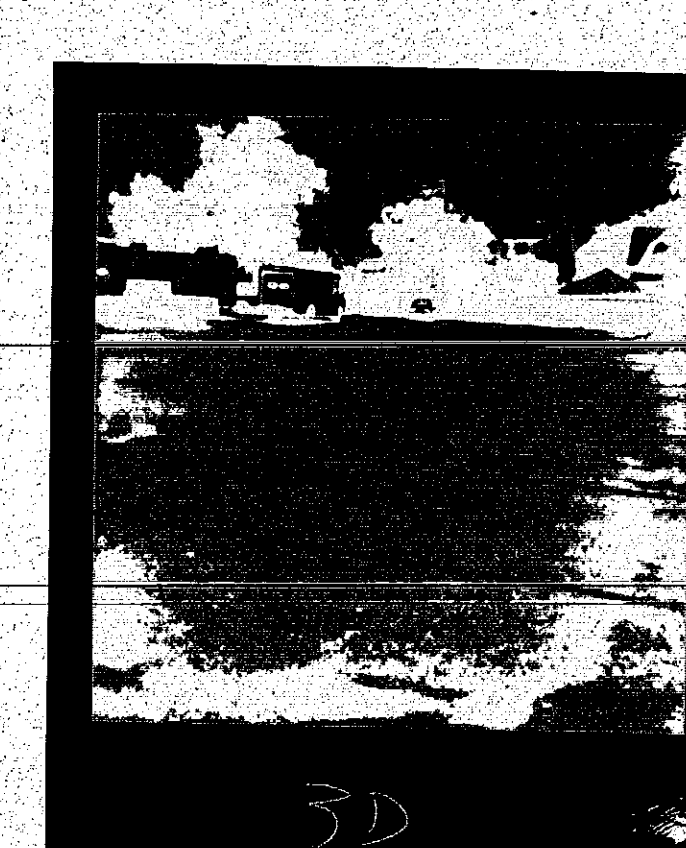
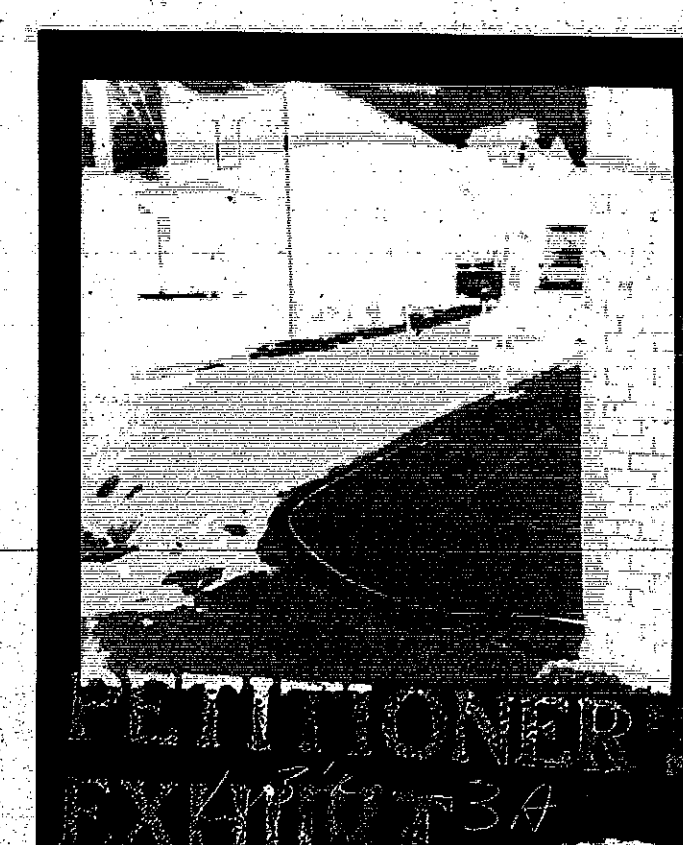
- 1). This business operation is already too large for the existing property. Where current zoning regulations allow for only 3 vehicles to be parked on the property, there are as many as 15 vehicles parked on the property during the day and half as many overnight.
- 2). The constant in and out of cars causes hazardous and dangerous conditions to pedestrians in heavily used walkways. These walkways are mainly used by children and older citizens who live in the neighborhood.
- 3). The operators of the establishment totally disregard the "NO PARKING" signs on Linwood Avenue which blocks driveways on the street. The operators also disregard the parking meters on Harford Road.
- 4). The issues of health, safety and the general welfare of the locality are leading to the devaluation of residential properties in the neighborhood.

NAME	ADDRESS
Philis Wiegman	2908 Linwood Ave
Tom Davis	2829 Linwood Ave
Jack Kamin	2823 Linwood Ave
Sam Mackinn	1805 Chestnut Ave
Myrtle Kimmenger	1818 Chestnut Ave
Edw Kimmenger	1810 Chestnut Ave
Edw Kimmenger	1807 Chestnut Ave
James Williams	1817 Chestnut Ave
William Elbel	1817 Chestnut Ave
William Elbel	1817 Chestnut Ave
the Bureau	1811 Chestnut Ave
Edw Elbel	2906 Linwood Ave
Edw Elbel	2906 Linwood Ave
Angela & Minnie	2905 Linwood Ave

PETITIONER'S
EXHIBIT 4-216

NAME	Address	EXHIBIT	Zip
Muriel Hall	3120 Glendale Ave	4	4404-4405
Carol Fitzgerald	7176 Glendale Ave		(11)
Robert Knoch	32 Buda St.		21224
Dawn Jones	1121 14th St. N.		21221
Thomas D. Anton	2930 Glenmore Ave		21214
J. Eversin	9211 Crafton Rd		21234
George Haden	7705 Abbey Ave		21234
Federica Jetter	1201 York St.		21231
GEORGIANNA BOYD	8204 Woodside Ct		21234
Karan Shumaker	607 Shore Dr. JOPPA		21085
Danitra Paschoppe	3421 E. Northern Pkwy		21206
Pete PTHORP	11 McKenna Ct.		21234
John Smith	3424 Cuttyhunk Rd		21220
John J. Jankowski	50 Robin Ridge Ct.		21234
David Kelly	2809 Delmar Rd.		21234
E. Eversham	4700 Evers Ave		21206
Mark B. Wynicki	33 Buda St		21234
Arnold Miller	105 Eyring Ave		21221
Heather Mavers	5923 Glenale Ave.		21214
OTG Simon	63 Stammers Run Rd.		21221
Su-An M. Supter	2904 Denwood Ave		21234
Jeff. John	2900 Lymanville Ave		21224
David A. Christy	2900 Lymanville Ave		21224
Jackie Chappin	2900 Lymanville Ave		21224
Ken Chappin	2900 Lymanville Ave		21224
Betty Goodman	2900 Lymanville Ave		21224
Ken Goodman	2900 Lymanville Ave		21224
Sharon Johnson	4 Boudley Way		21117

Petitioner's
Exhibit 1 +
3A-3H
photographs
Case 93-136-XA



Protestant's
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